

ATXI has been unsuccessful in obtaining an easement from Mr. Robert Brackebusch. Mr. Brackebusch owns one parcel at issue along the Meredosia to Pawnee segment of the Project in Sangamon County, Illinois, internally designated as A_ILRP_MP_SA_077_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Mr. Brackebusch or his representative on at least 34 occasions, including 9 emails, 6 in-person meetings, 6 letters, 8 phone calls, and 5 voicemails. Mr. Brackebusch is a member of the Dowson/Thoma group.

Prior to his participation in the Dowson/Thoma group, ATXI presented Mr. Brackebusch with its initial offer in March of 2014 and mailed the contents of that offer on April 2nd. In April of 2014, Mr. Brackebusch told the land agent that he did not wish to grant an easement on his property, but would agree to sell the land to ATXI for a sum that included damage to the remainder for an adjoining parcel. After ATXI rejected Mr. Brackebusch's counteroffer, Mr. Brackebusch stated that he did not want ATXI to contact him and that condemnation would have to be the next step.

On June 8, 2015, ATXI received notice from Barry Hines that he would be representing Mr. Brackebusch as a member of the the Dowson/Thoma group. ATXI's response to the Dowson/Thoma group counteroffer is discussed in Section VI of my direct testimony (ATXI Exhibit 2.0).

Despite ATXI's efforts, over a period of more than a year, the parties have a fundamental disagreement regarding the appropriate amount of compensation for the necessary easements. ATXI will continue to negotiate with the Dowson/Thoma group to the extent they are willing to engage in negotiations with ATXI. However, a voluntary agreement in a time frame supportive

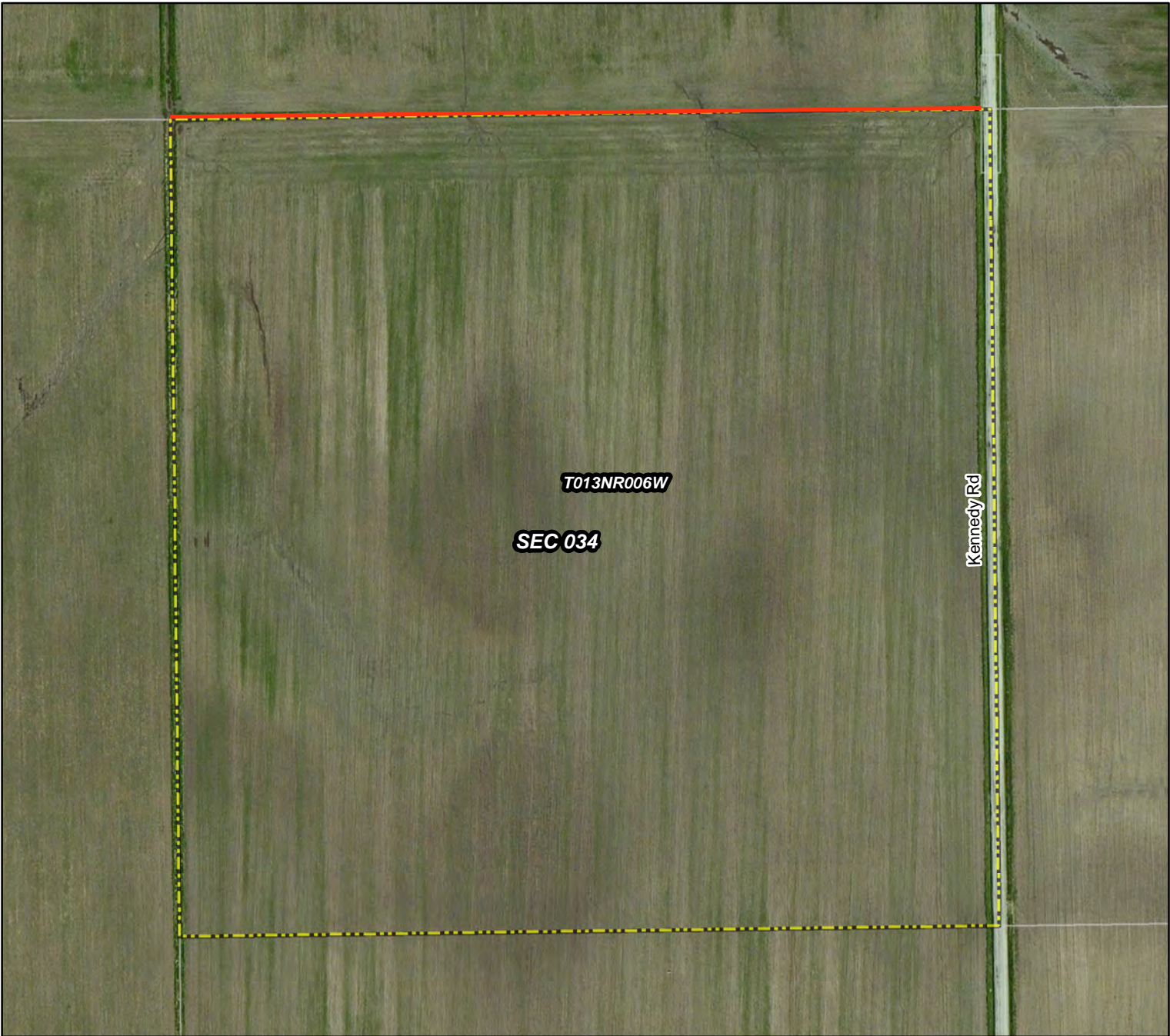
of this line segment's in-service date is unlikely, and therefore ATXI requests eminent domain authority over this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent *Have not been able to meet with Landowner to date 9/13/14* ☒
2. Initial appointment set for *mail out 4/2/2014* ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☐
5. Provide landowner with business card and show Ameren ID badge ☐
6. Ask the landowner they received the 14 day letter: ☐
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☐
8. Discuss routing and how it affects landowner: ☐
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) *Charlette Mett* ☐

Tax Id: 34-34.0-400-001

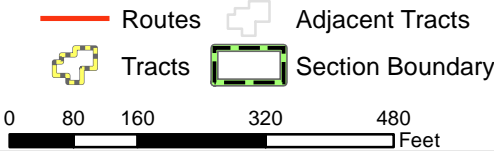


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Robert Brackebusch

Tract No.:A_ILRP_MP_SA_077

Date: 7/10/2015

EXHIBIT "A"

A 2.293 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 6 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS PARCEL VII IN DEEDS TO ROBERT A. BRACKEBUSCH, RECORDED IN DOCUMENT NUMBERS 2013R29971, 2013R29974, AND 2013R29977 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS (D.R.S.C.I.) AND DESCRIBED AS PARCEL VII IN DEEDS TO ROBERT BRACKEBUSH, RECORDED IN DOCUMENT NUMBERS 2013R29981 AND 2013R29983, D.R.S.C.I. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3-INCH X 6-INCH STONE FOUND AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1043047.03 E:2414423.65;

THENCE NORTH 89 DEGREES 11 MINUTES 33 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1,331.81 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST 1/4;

THENCE SOUTH 00 DEGREES 39 MINUTES 18 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 27 DEGREES 55 MINUTES 28 SECONDS EAST, A DISTANCE OF 2,905.95 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 33 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 1,331.80 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID NORTHWEST 1/4;

THENCE NORTH 00 DEGREES 39 MINUTES 35 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 99,885 SQUARE FEET OR 2.293 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 03/25/2015



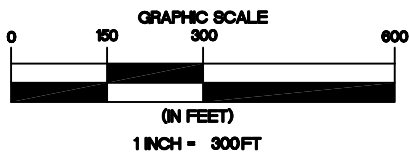
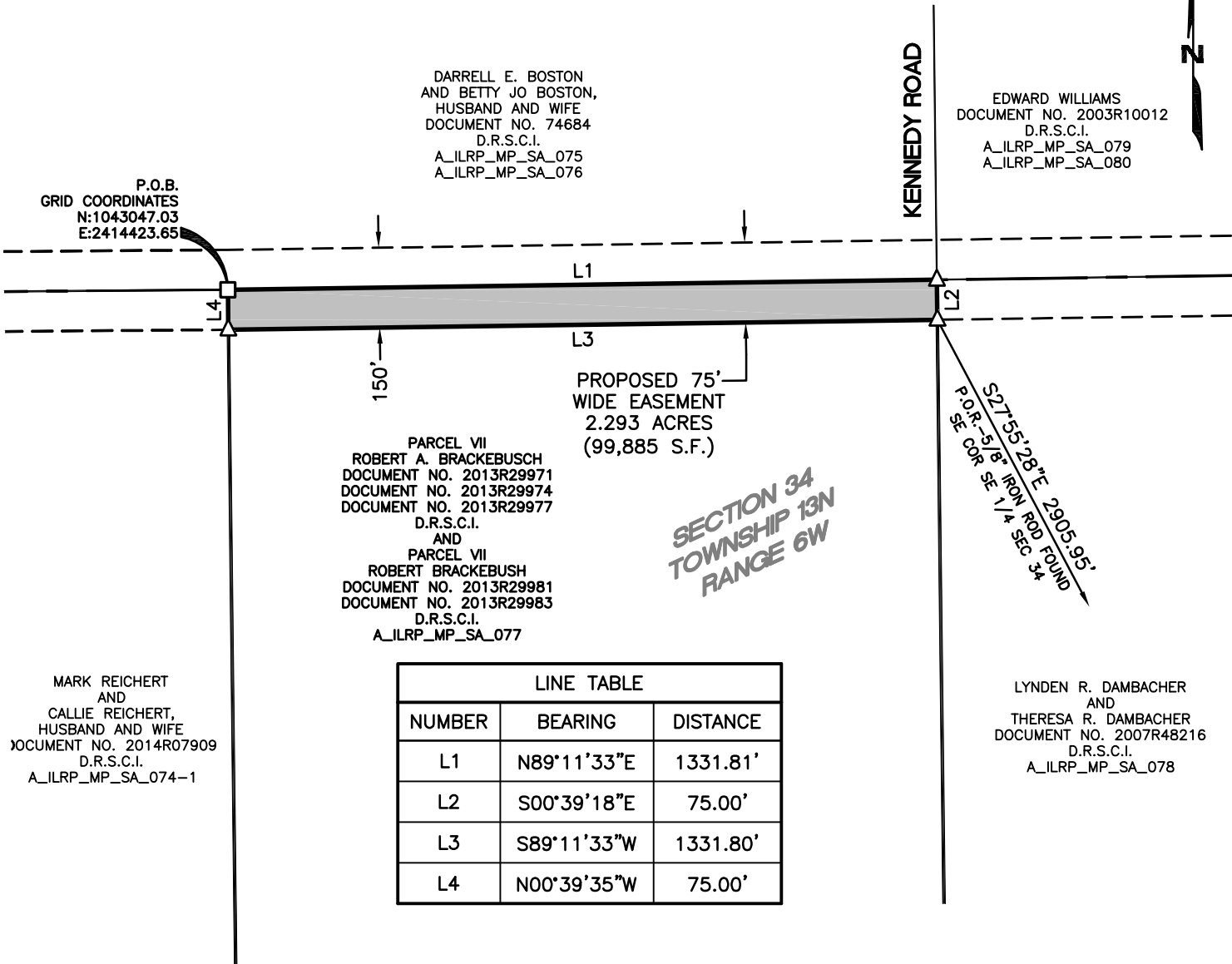


EXHIBIT "A"

ATXI Exhibit 2.3 (Part R)
Page 6 of 6



MARK REICHERT
AND
CALLIE REICHERT,
HUSBAND AND WIFE
DOCUMENT NO. 2014R07909
D.R.S.C.I.
A_ILRP_MP_SA_074-1

PARCEL VII
ROBERT A. BRACKEBUSCH
DOCUMENT NO. 2013R29971
DOCUMENT NO. 2013R29974
DOCUMENT NO. 2013R29977
D.R.S.C.I.
AND
PARCEL VII
ROBERT BRACKEBUSH
DOCUMENT NO. 2013R29981
DOCUMENT NO. 2013R29983
D.R.S.C.I.
A_ILRP_MP_SA_077

EDWARD WILLIAMS
DOCUMENT NO. 2003R10012
D.R.S.C.I.
A_ILRP_MP_SA_079
A_ILRP_MP_SA_080

LYNDEN R. DAMBACHER
AND
THERESA R. DAMBACHER
DOCUMENT NO. 2007R48216
D.R.S.C.I.
A_ILRP_MP_SA_078

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°11'33"E	1331.81'
L2	S00°39'18"E	75.00'
L3	S89°11'33"W	1331.80'
L4	N00°39'35"W	75.00'

LEGEND

D.R.S.C.I.	DEED RECORDS SANGAMON COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
□	3" X 6" STONE FOUND
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



Michael W. Gerberick

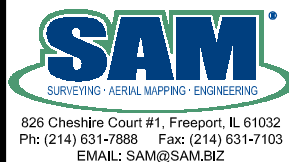
MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 03/25/2015
SCALE: 1"=300'
TRACT ID: A_ILRP_MP_SA_077
DRAWN BY: KAS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNEE
SECTION 34, TOWNSHIP 13 NORTH, RANGE 6 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS